



CANNON BUILDING  
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**STATE OF DELAWARE**  
**BOARD OF HOME INSPECTORS**

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MEETING MINUTES:	<b>DELAWARE BOARD OF HOME INSPECTORS</b>
DATE AND TIME:	<b>November 12, 2019</b>
PLACE:	<b>Division of Professional Regulation 861 Silver Lake Boulevard, Cannon Building Second Floor Conference Room B Dover, Delaware</b>
MINUTES FOR APPROVAL:	<b>January 14, 2020</b>

**MEMBERS PRESENT**

Dennis Theoharis, Public Member, Chair  
Tim Harriger, Professional Member  
Donald E. Pyle, Sr., Professional Member

**MEMBERS ABSENT**

Joyce Edwards, Public Member  
Jay "Wes" Mast, Professional Member, Vice Chair

**DIVISION STAFF/DEPUTY ATTORNEY GENERAL PRESENT**

Jennifer Singh, Deputy Attorney General  
Mary Veenema, Administrative Specialist II

**PUBLIC PRESENT**

Garr Owens  
Lisa Roddis

**CALL TO ORDER**

Mr. Theoharis called the meeting to order at 9:06 AM

**REVIEW AND APPROVAL OF MEETING MINUTES**

A motion was made by Mr. Harriger, seconded by Mr. Pyle, to approve the September 10, 2019 meeting minutes as presented. The motion carried unanimously.

**UNFINISHED BUSINESS**

**Proposed Regulation Change on Home Inspectors who Market Auxiliary Services During Home Inspections**

In Mr. Mast's absence, Ms. Veenema read a statement prepared by Mr. Mast opposing the proposed change. A vote was not held on the proposed change due to the Division's current moratorium on regulation changes, this will be tabled to the next meeting.

## **NEW BUSINESS**

### **Review and Consider Consent Agreement- Garr Owens**

With 1 absence and 1 recusal there was not a quorum of voting members, therefore this matter has been tabled to the next meeting.

### **Ratification of Applications for Home Inspector by Endorsement**

A motion was made by Mr. Pyle, seconded by Mr. Harriger, to approve the home inspector applications by endorsement for the below listed applicants. The motion carried unanimously.

Jacob Raynor  
Joseph Beaudet  
John Houck

### **Ratification of Applications for Home Inspector Trainee**

A motion was made by Mr. Harriger, seconded by Mr. Pyle, to approve the ratified application for home inspector trainee Gregory Welch. The motion carried unanimously.

### **Ratification of Applications for Home Inspector by Examination**

A motion was made by Ms. Harriger, seconded by Mr. Pyle, to approve the ratified application for home inspector by examination for Daniel Martin. The motion carried unanimously.

## **CORRESPONDENCE**

There was no correspondence.

## **OTHER BUSINESS BEFORE THE BOARD (For Discussion Only)**

### **How Inspectors Qualify or Characterize Problematic Findings**

Mr. Harriger stated that the Board does not regulate how the report is written as in the form of priority, how to characterize a defect as a major defect, as there are no regulations on how to report it. Ms. Singh cited Regulation 17.2.2 Home inspectors shall be objective in their reporting and not knowingly understate or overstate the significance of reported conditions. Mr. Harriger posed the question, how to define a major defect? Ms. Roddis, a member of the public, asked if she could make a comment. Ms. Roddis brought up regulation 18.1.3.1 Identification of those systems and components inspected that, in the professional judgment of the licensee, are not functioning properly, significantly deficient, unsafe, or are near the end of their service lives, her company uses this for guidance in determining major defects. Should a home inspector fail to classify a major defect as such, it would be a violation of the code of conduct and standards of practice and subject to discipline.

Post renewal audits were sent out to 10% of random active licensees; expect to review audits at upcoming meetings.

## **PUBLIC COMMENT**

Ms. Roddis of Aperipsec questioned the Board in regards to the proposed regulation change, asking to clarify if a Home Inspector under the proposed regulation change, would still be able to recommend a specific contractor. The board informed her that as long as the home inspector does not have a financial interest from the recommendation, they can still refer a contractor.

### **NEXT MEETING**

The next meeting is scheduled for January 14, 2020 at 9:00 a.m. in Conference Room B, second floor of the Cannon Building, 861 Silver Lake Boulevard, Dover, Delaware.

### **ADJOURNMENT**

There being no further business, a motion was made by Mr. Harriger, seconded by Mr. Pyle to adjourn the meeting at 9:45 a.m. The motion carried unanimously.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Mary Veenema".

Mary Veenema  
Administrative Specialist II